



Brownfields Assessment Demonstration Pilot

Yonkers, NY

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Yonkers for a Brownfields Pilot. Like many industrial cities in the northeast, Yonkers (population 188,082) has experienced a sharp decline in its tax and job base over the past 30 years. Once an important river port, the Yonkers Municipal Pier became too frail and dilapidated for docking large river boats and was not used after the 1950s. Between 1977 and 1992, Yonker's manufacturing base declined by more than 25%, causing a loss of more than 2,400 of the city's 8,900 manufacturing jobs. Thus, the city has watched its once-productive Alexander Street Waterfront (ASW) turn into an industrial wasteland.

The economic and environmental decay caused by underuse of the ASW has had a negative impact on the Southwest Yonkers community (population 73,474): more than half of this community falls within the bottom 20% of median income levels city-wide. Furthermore, the city has virtually no land for industrial and commercial expansion, and must clean up and redevelop brownfields to create new jobs. The city believes that the ASW is a cornerstone for its economic growth, and has adopted a comprehensive plan that focuses on preservation and reuse of the area.

PILOT SNAPSHOT



Yonkers, New York

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets the Alexander Street Waterfront, a 22-acre cluster of 11 mostly vacant industrial properties with high potential for redevelopment.

Contacts:

City of Yonkers
(914) 377-6010

Regional Brownfields Team
U.S. EPA - Region 2
(212) 637-4314

Visit the EPA Region 2 Brownfields web site at:
<http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

The Pilot will assist the ASW Brownfields Initiative in building upon the successes of the adjacent downtown waterfront redevelopment efforts by continuing waterfront revitalization along the Hudson River. The ASW has a high potential for redevelopment, in part because of its rail, water, and road transportation access. The ASW site is a 22-acre cluster of 11 mostly vacant industrial properties bordered on the south by the downtown waterfront development area, on the west by the Hudson River, and on the east by the Hudson Line railroad tracks. The area is characterized by vacant industrial brownfields with potential ownership and environmental issues that constitute barriers to the city's redevelopment needs.

- Implementing a community involvement program, including distributing outreach materials in both Spanish and English and establishing programs with youth groups, to ensure all members of the affected communities are actively involved; and
- Developing a brownfields cleanup and reuse plan for the ASW area that will direct future area use, promote job and economic growth, and maximize public access to the waterfront.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.

OBJECTIVES

The objective of the city's ASW Brownfields Initiative is to prepare the city for waterfront cleanup and redevelopment. The Pilot plans to: 1) empower community groups to be a part of the revitalization decision-making process; 2) create a working plan to assess, plan for cleanup, and return the ASW brownfields area to productive use; 3) protect the Hudson River from any further environmental degradation; 4) provide Southwest Yonkers community members with an understanding of potential environmental and ownership concerns to enable them to help shape redevelopment in an informed manner; and 5) develop a program to institutionalize brownfields decision making in all city development and planning activities.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Developing a "one-stop" shop for brownfields information for community members, business groups, and government organizations;
- Conducting a preliminary environmental assessment of the 22-acre ASW area;